

Inverness at South Padre

INVERNEWS UPDATES

PERSONNEL UPDATE: **Norma Coleman is the new Property Manager.** Norma took over this position when Angela Chapman retired in January of 2022. We are very excited at how Norma has taken control of this position and has proven to be an exceptional asset to the property.

Maria Beltran has taken Norma Coleman's front desk job. She started working right after Norma was promoted and has just jumped right into the job. We are glad to have you with us Maria and both of you ladies, please continue to keep up the good work.

NEW BUSINESS ADDRESS: **ICS Management has moved their corporate office from the hustle and bustle of Houston, Texas, to the quaint town of Alvin, Texas. The new mailing address for the Corporate Office of ICS Management is P.O. Box 2409, Pearland, Texas 77588. The physical address for the ICS new office is: 2197 Hwy 35 Bypass North, Alvin, Texas 77511.**

ANNUAL HOMEOWNERS' ASSOCIATION MEETING: Our Annual Meeting will be held this year on October 7, 2022, at the Port Isabel Cultural and Event Center, Port Isabel, Texas. This is the same building we have hosted the annual meeting for the past several years (excluding 2020). We hope to see you all there this year. One of the main events that take place at the Annual Meeting is the Board of Director's election. **If you are interested in running for the Board of Directors, please send a 200 word resume to Debbie Sansom at dsansom@icsmanagement.net by August 20, 2022 to be listed on the proxy.**

EXTERIOR UPDATES:

WASHER/DRYERS: We have ordered two new washers and two new dryers. We have received the two washers and are on a backorder on the two dryers. We still have washers and dryers on floors, three, five, seven and nine.

ELEVATORS: We will begin the elevator replacement on the southside by or before the end of August 2022. This elevator covers the units ending in 00 – 05. It will take approximately four (4) months for that southside elevator to be completed and then we will begin the work on the northside elevator for units ending in 06-10. Please understand that on the Saturday check-in and check-out day patience will be needed as there will only be one elevator for the next 8 – 10 months. **We ask that you please try and be patient, be courteous and most important try and stay calm, you will get to your unit in plenty of time to enjoy your vacation. We want to say that we appreciate doing such in advance. We know that this will be a difficult time but in the long run this will be great for the future of the property.**

PARKING LOT GATES: What a time we have had with those gates. We are so close in having the first-floor gates operational. Just give us until mid-August (if not sooner) and we will have moving gates again. The second-floor gates are our problem and according to the numerous bids we have received this gate is extremely high in cost as this gate has to be replaced. We are continuing to contact gate companies and accept bids but no luck so far. If any of our owners know of a gate company, please have them contact Norma at the property to follow-up.

NEW AWNINGS: The next time you visit the property you will see our new BLUE Awnings. Yes, we are finally replacing these ugly red/rust awnings. Please let Norma know how you like the new awnings and the blue color when visiting the property.

EXTERIOR WORK: We have done some work around the property, including on the roof, certain crack, and stucco repairs, and we will be doing additional work on the north wall. This work will continue from now on into 2023. The property is starting to shine again, and we are excited about the additional work.

We look forward to having our owners and guest visit the property in the coming months and on into 2023. Your ICS Management team appreciates you all and thank you for your continued support.

Sincerely,

ICS Management